

# State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of ALTAMIRA AT NORTH HUTCHINSON ISLAND CONDOMINIUM ASSOCIATION, INC., a Florida corporation, filed on April 10, 2001, as shown by the records of this office.

The document number of this corporation is N01000002516.

OR BOOK. 1660 PAGE 754.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
Tenth day of April, 2001



CR2EO22 (1-99)

*Katherine Harris*

Katherine Harris  
Secretary of State

ARTICLES OF INCORPORATION OF  
ALTAMIRA AT NORTH HUTCHINSON ISLAND  
CONDOMINIUM ASSOCIATION, INC.

FILED  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

(a corporation not for profit under Chapter 617, Florida Statutes)

ARTICLE I

Name

The name of this corporation shall be ALTAMIRA AT NORTH HUTCHINSON ISLAND CONDOMINIUM ASSOCIATION, INC. (hereinafter called the "Corporation"). The principal office address is 1401 South A1A., Suite 203, Vero Beach, Florida 32963.

ARTICLE II

Purpose

This Corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance and preservation of certain Common Elements within that certain tract of property located in St. Lucie County, Florida, known as ALTAMIRA AT NORTH HUTCHINSON ISLAND CONDOMINIUM ASSOCIATION, INC.; to promote the recreation, common benefit and enjoyment of the residents within the above-described property and any additional property as may be brought within the jurisdiction of this Corporation. The Corporation shall have the proper authority to maintain and administer the community properties and facilities and to administer and enforce the covenants and restrictions as well as the collecting and disbursing of the assessments and charges hereinafter created so that the Corporation shall have the power:

(a) to exercise all of the powers and privileges and to perform all of the duties and obligations of Altamira at North Hutchinson Island Condominium Association, Inc. as set forth in that certain Declaration of Condominium for ALTAMIRA AT NORTH HUTCHINSON ISLAND, A CONDOMINIUM (hereinafter called the "Declaration"), applicable to the property and recorded or to be recorded in the Office of the Public Records of St. Lucie County and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) to fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the Corporation;

(c) to acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Corporation (including Units and other properties within Windsor community);

(d) to borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) to dedicate, sell or transfer all or any part of the Common Elements to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the membership;

(f) to participate in mergers and consolidations with other not for profit corporations organized for the same purposes or annex additional residential property and Common Elements as provided in the Declaration;

(g) to have and to exercise any and all powers rights and privileges which a corporation organized under the Florida Not for Profit Corporation Act by law may now or hereafter have or exercise;

(h) to contract with third parties to perform the functions of the Corporation;

(i) to manage, control, operate, maintain, repair, and improve property subject to the Declaration or any other property for which the Corporation by rule, regulation, Declaration, or contract has a right or duty to provide such services;

(j) to enforce covenants, conditions, or restrictions affecting any property subject to the Declaration or any other property for which the Corporation may be authorized to do so under the Declaration of By-Laws;

(k) to engage in activities which will actively foster, promote, and advance the common interests of owners of Units;

(l) to enter into, make, perform, or enforce contracts of every kind and description, and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Corporation, with or in association with any other association, corporation, or other entity or agency, public or private;

(m) to act as agent, trustee, or other representative of other corporations, firms, or individuals, and as such to advance the business or ownership interests in such corporation, firms, or individuals;

(n) to adopt, alter, and amend or repeal such By-Laws as may be necessary or desirable

for the property management of the affairs of the Corporation; provided, however, such By-Laws may not be inconsistent with or contrary to any provisions of the Declaration; and

- (o) to provide any and all supplemental municipal services as may be necessary or proper.

The exercise in any manner of other and further rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article II are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provision of this Article II.

### ARTICLE III

#### Membership

(a) The Corporation shall be a membership corporation without certificates or shares of stock.

(b) The owner of each Unit subject to the Declaration shall be a member of the Corporation and shall be entitled to vote in accordance with the provisions set forth in the Declaration, except there shall be no vote for any Unit owned by the Corporation. The manner of exercising voting rights shall be as set forth in the Declaration and the By-Laws of the Corporation.

(c) Change of membership in the Corporation shall be established by recording in the public records of St. Lucie County, Florida, a deed or other instrument establishing record title to a Unit subject to the Declaration. Written notice shall be given to the Corporation of such change in title. Upon such recordation, the owner designated by such instrument shall become a member of the Corporation and the membership of the prior owner shall be terminated.

(d) The percentage interest of a member in the funds and assets of the Corporation cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance of his unit.

### ARTICLE IV

#### Term

The existence of the Corporation shall be perpetual unless it is terminated by law or unless the Declaration which describes the Corporation is terminated.

### ARTICLE V

#### Name and Residence of Incorporator

The name and residence of the incorporator is:

Samuel A. Block, Esq.  
979 Beachland Boulevard  
Vero Beach, Florida 32963

The rights and interests of the incorporator shall automatically terminate when these Articles are filed with the Secretary of State.

## ARTICLE VI

### Officers

The affairs of the Corporation shall be managed by its Board of Directors, who shall be elected at the annual meeting of the Corporation. The principal Officers of the Corporation shall be a President, Vice President, and Secretary/Treasurer, and such other Officers as the Board of Directors may from time to time designate, which Officers shall be elected annually by the Board of Directors. The names of the Officers who are to serve until the first election or appointment are as follows:

Leopoldo Henriquez  
1401 South A1A, Suite 203  
Vero Beach, FL 32963  
President

Ronald Bell  
1401 South A1A, Suite 203  
Vero Beach, Florida 32963  
Vice President

Shelly Caldwell  
1401 South A1A, Suite 203  
Vero Beach, Florida 32963  
Secretary/Treasurer

## ARTICLE VII

### Board of Directors

The affairs of the Corporation shall be conducted, managed, and controlled by a Board of Directors. The initial Board of Directors shall consist of three (3) directors.

The names and addresses of the members of the initial Board of Directors, who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Leopoldo Henriquez  
1401 South A1A, Suite 203  
Vero Beach, FL 32963

Ronald Bell  
1401 South A1A, Suite 203  
Vero Beach, Florida 32963

Shelly Caldwell  
1401 South A1A, Suite 203  
Vero Beach, Florida 32963

## ARTICLE VIII

### By-Laws

The original By-Laws are to be made by the original Board of Directors. The same may thereafter be amended, altered or rescinded only in accordance with the provisions of such By-Laws.

## ARTICLE IX

### Amendment of Articles

Amendments to the Articles of Incorporation shall be made in the following manner:

(a) The Board of Directors shall adopt a resolution setting forth the proposed amendment and, if members have been admitted, directing that it be submitted to a vote of the members at either the annual or a special meeting. If no members have been admitted, the amendment shall be adopted by a vote of the majority of directors, and the provisions for adoption by members shall not apply.

(b) Written notice consistent with the By-Laws of the Corporation setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member of record entitled to vote thereon. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

(c) At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the voting interest of members entitled to vote thereon.

Any number of amendments may be submitted to the members and voted upon by them at one meeting.

If all of the directors and all of the members eligible to vote sign a written statement

manifesting their intention that an amendment to the Articles of Incorporation be adopted, then the amendment shall be adopted as though the above Article IX, Sections (a) through (c) had been satisfied.

The members shall not amend the Articles of Incorporation without an act of the directors.

## ARTICLE X

### Self Dealing, Validity of Agreement Indemnification and Waiver of Claims

(a) Self Dealing: No contract, agreement or undertaking of any sort between or among the Association, Directors, Officers, Members or the Developer shall be invalidated or affected by reason that any of them hold the same or similar positions with another condominium, homeowners or property owners association within the Property or that they are financially interested in the transaction or that they are employed by the Developer.

(b) Validity of Agreement: No contract, agreement or undertaking of any sort between the Association and any entity or individual shall be invalidated or affected by reason that the Association, its Directors, Officers, the Developer, its agents or employees hold a financial interest in or with the individual or entity.

(c) Indemnification: Every Director and every Officer of the Corporation shall be indemnified by the Corporation against all costs, expenses and liabilities, including legal fees reasonably incurred by or imposed upon him or her in connection with any proceeding, litigation or settlement in which he or she may be a party, or in which he or she may have been involved, by reason of his or her being or having been a Director or Officer at the time such costs, expense or liability is incurred, except in such cases wherein the Director or Officer is adjudged to have engaged in willful malfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board approves such settlement and reimbursement as being in the best interest of the Corporation. The foregoing right of indemnification shall be in addition to and not exclusive of any and all rights to which such Director or Officer may be entitled by common or statutory law.

(d) Waiver of Claims: To the extent permitted by applicable law, by acquisition of title to a Unit, or any interest therein, within the Condominium Property, each and every individual or entity hereby waives any claim for damages or other relief grounded in tort, contract, equity or otherwise arising out of the negotiation, execution, performance and enforcement of contracts, agreements or undertakings described above, that may accrue at the time of purchase or thereafter against the Association, its Directors, Officers, Members, agents or employees.

ARTICLE XI

Registered Agent

The name and residence of the registered agent for the service of process within this State shall be:

Samuel A. Block  
979 Beachland Boulevard  
Vero Beach, Florida 32963

IN WITNESS WHEREOF, the undersigned incorporator hereby has executed these Articles of Incorporation this 9 day of April, 2001.

Samuel A. Block  
SAMUEL A. BLOCK

ACCEPTANCE OF DESIGNATION OF REGISTERED AGENT

The undersigned hereby accepts the designation of registered agent on behalf of ALTAMIRA AT NORTH HUTCHINSON ISLAND CONDOMINIUM ASSOCIATION, INC.

Samuel A. Block  
SAMUEL A. BLOCK

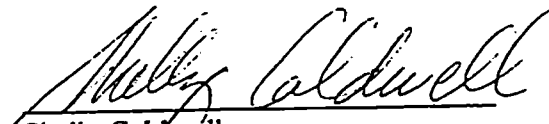
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



RESIGNATION

I, SHELLY CALDWELL, hereby resign my position as Secretary/Treasurer and as Director of ALTAMIRA AT NORTH HUTCHINSON ISLAND CONDOMINIUM ASSOCIATION, INC.

DATED and EFFECTIVE as of September 27, 2001.

  
Shelly Caldwell

**SPECIAL MEETING  
OF  
ALTAMIRA AT NORTH HUTCHINSON ISLAND  
CONDOMINIUM ASSOCIATION, INC.**

A special meeting of the board of directors of Altimira at North Hutchinson Island Condominium Association, Inc. was held on September 27, 2001, at the corporate offices at 1401 South A1A, Suite 203, Vero Beach, Florida.

All of the Directors being present, the meeting was called to order by the Chairman. The Chairman advised that the meeting was called for the purpose of accepting the resignation of Shelly Caldwell, as Secretary/Treasurer and as Director of the Association and electing a new Secretary/Treasurer and Director.

IT WAS RESOLVED, that the resignation of Shelly Caldwell as Secretary/Treasurer and Director of the Association presented to the meeting be accepted and shall be effective


September 27, 2001.

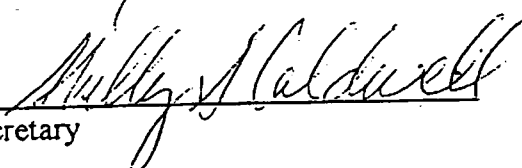
Upon motion duly made, seconded and unanimously carried,

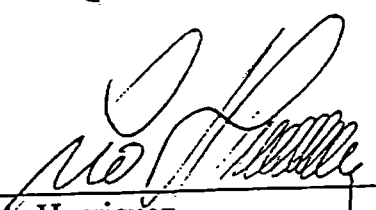
IT WAS RESOLVED that Kendahl Galego, shall act as Secretary/Treasurer and Director of the Association replacing the positions held by Shelly Caldwell.


IT WAS FURTHER RESOLVED, that the signing of these minutes by the Directors shall constitute full ratification thereof and Waiver of Notice of the meeting by the signatories.


There being no further business to come before the meeting, upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

  
Chairman

  
Secretary

  
Leopoldo Henríquez  
Director

  
Ronald Bell  
Director

  
Shelly Caldwell  
Director

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ARTICLES OF AMENDMENT

ALTAMIRA AT NORTH HUTCHINSON ISLAND  
CONDOMINIUM ASSOCIATION, INC.

The undersigned, being the President of Altamira at North Hutchinson Island Condominium Association, Inc., a Florida corporation (the "Corporation"), hereby certifies, pursuant to §617.1002(1)(b) of the Florida Business Corporation Act, as follows:

1. The name of the corporation is Altamira at North Hutchinson Island Condominium Association, Inc.
2. Article X of the Articles of Incorporation is deleted in its entirety and replaced by the following:

ARTICLE X

Self Dealing, Validity of Agreement  
Indemnification and Waiver of Claims

(a) Self Dealing: No contract, agreement or undertaking of any sort between or among the Association, Directors, Officers, Members or the Developer shall be invalidated or affected by reason that any of them hold the same or similar positions with another condominium, homeowners or property owners association within the Property or that they are financially interested in the transaction or that they are employed by the Developer; provided that:

- (i) the fact of such relationship or interest is disclosed or known to the board of directors or committee which authorizes, approves, or ratifies the contract or transaction by a vote or consent sufficient for the purpose without counting the votes or consents of such interested directors;
- (ii) the fact of such relationship or interest is disclosed or known to the members entitled to vote on such contract or transaction, if any, and they authorize, approve, or ratify it by vote or written consent; or
- (iii) the contract or transaction is fair and reasonable as to the corporation at the time it is authorized by the board, a committee, or the members.

(b) Validity of Agreement: No contract, agreement or undertaking of any sort between the Association and any entity or individual shall be invalidated or

affected by reason that the Association, its Directors, Officers, the Developer, its agents or employees hold a financial interest in or with the individual or entity; provided that:

- (i) the fact of such relationship or interest is disclosed or known to the board of directors or committee which authorizes, approves, or ratifies the contract or transaction by a vote or consent sufficient for the purpose without counting the votes or consents of such interested directors;
  - (ii) the fact of such relationship or interest is disclosed or known to the members entitled to vote on such contract or transaction, if any, and they authorize, approve, or ratify it by vote or written consent; or
  - (iii) the contract or transaction is fair and reasonable as to the corporation at the time it is authorized by the board, a committee, or the members.
- (c) Indemnification: Every Director and every Officer of the Corporation shall be indemnified by the Corporation against all costs, expenses and liabilities, including legal fees reasonably incurred by or imposed upon him or her in connection with any proceeding, litigation or settlement in which he or she may be a party, or in which he or she may have been involved, by reason of his or her being or having been a Director or Officer at the time such costs, expense or liability is incurred, except in such cases wherein the Director or Officer is adjudged to have engaged in willful malfeasance or malfeasance in the performance of his or here duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board approves such settlement and reimbursement as being in the best interest of the Corporation. The foregoing right of indemnification shall be in addition to and not exclusive of any and all rights to which such Director or Officer may be entitled by common or statutory law.
- (d) Waiver of Claims: To the extent permitted by applicable law, by acquisition of title to a Unit, or any interest therein, within the Condominium Property, each and every individual or entity hereby waives any claim for damages or other relief grounded in tort, contract, equity or otherwise arising out of the negotiation, execution, performance and enforcement of contracts, agreements or undertakings described above, that may accrue at the time of purchase or thereafter against the Association, its Directors, Officers, Members, agents or employees; provided that:
- (i) the fact of such relationship or interest is disclosed or known to the board of directors or committee which authorizes, approves, or ratifies the contract or transaction by a vote or consent sufficient for the purpose without counting the votes or consents of such interested directors;
  - (ii) the fact of such relationship or interest is disclosed or known to the members entitled to vote on such contract or transaction, if any, and they authorize,

approve, or ratify it by vote or written consent; or

- (iii) the contract or transaction is fair and reasonable as to the corporation at the time it is authorized by the board, a committee, or the members.

3. These Articles of Amendment were unanimously recommended by the Board of Directors of the Corporation on the 18 day of December, 2001

4. These Articles of Amendment became effective upon their approval by the Board of Directors of the Corporation.

ALTAMIRA AT NORTH HUTCHINSON ISLAND CONDOMINIUM ASSOCIATION, INC.

By: [Signature]  
Leopoldo Henriquez, President

ATTEST:

[Signature]  
Kendahl Galego, Secretary

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 19 day of <sup>January 2002</sup> ~~December~~, 2001, by LEOPOLDO HENRIQUEZ, as President of ALTAMIRA AT NORTH HUTCHINSON ISLAND CONDOMINIUM ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public, State of Florida at large  
Print Name: Kendahl R. Boyd



Kendahl R. Boyd  
MY COMMISSION # CC835628 EXPIRES  
May 11, 2003  
BONDED THRU TROY FAIR INSURANCE, INC.